

# \$342,500 - 1130 Mckenzie Towne Row Se, Calgary

MLS® #A2254511

**\$342,500**

2 Bedroom, 1.00 Bathroom, 775 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Great new price! Cute bungalow townhome in welcoming and friendly Mosaic Mirage in the heart of McKenzie Towne. Super functional layout in this two bedroom, full bath home. You're greeted with picturesque walkways leading up to a charming, fully fenced front yard (with a BBQ gas line) - giving you true outdoor space of your own. Just as good, it comes with a private double (tandem) garage. You choose if you park two cars or use the ample space for a workout, storage or flex area. Inside the unit you'll find an easy floorplan with a wide open living and kitchen area which features stainless steel appliances, a kitchen pantry, a large kitchen island with an overhang for meals or hosting, and quartz counters. Both bedrooms are a nice size and the primary comes with a large walk in closet. Large cross-facing windows and lockable sturdy screen door allows for light and airflow. Convenient insuite laundry in the bathroom. Good storage options both in suite and in the partial unfinished basement so you'll have room for everything in this efficient layout. Handy upgrades with some LED lighting in the main living areas, motion sensor LEDs at the front entrance, stairs to the parking and in the garage, an LED hall smart light you can hook up to Alexa, plus an installed garage door controller you can operate with your phone (seller is willing to help new owner with tech set up). Unit has freshly painted exterior and garage door. When you want to be entertained, you're a close walk to the



amenities of High Street or the paths around nearby Inverness Pond. Future LRT site within easy walking distance. Perfect for a fresh start!

Built in 2013

### **Essential Information**

MLS® #	A2254511
Price	\$342,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	775
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	1130 Mckenzie Towne Row Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E2

### **Amenities**

Amenities	Park, Visitor Parking, Gazebo, Trash
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Tandem
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage, Courtyard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Days on Market	13
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Houston Realty.ca
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